

# Lease Availability Report

## 102 Central Ave

Lynn, MA 01901 - Saugus/Lynn Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Showroom</b>
Year Built:	<b>1920</b>
RBA:	<b>12,101 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>6,051 SF</b>

### AVAILABILITY

Min Divisible:	<b>12,101 SF</b>
Max Contig:	<b>12,101 SF</b>
Total Available:	<b>12,101 SF</b>
Asking Rent:	<b>\$9.42/NNN</b>

### EXPENSES

Taxes:	<b>\$0.70 (2022)</b>
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	12,101	12,101	12,101	\$9.42/NNN	30 Days	Negotiable

Atlantic Realty Services - Maria DiPierro (617) 543-3607

This high visibility location in the heart of Downtown Lynn is close to new developments and transportation. Great for Retail, office and or storage / warehouse. FIRST FLOOR totaling approximately 9,538 square feet is divided up into 6,538 square feet of garage / warehouse space and 3,000 square feet of retail / office space. Window wall facade in the retail area. SECOND FLOOR could be 2,538 square feet of storage area or office space. 800 amp service 3 Phase, 240 volt. Dry sprinkler system. 12 by 12 overhead garage door and 12 foot clearance under garage trusses. Many possibilities, great for contractors, storage facility, automotive repair, retail and professional services.

### LAND

Land Area:	<b>0.28 AC</b>
Zoning:	<b>CBD</b>

### PARCEL

LYNN-000068-000635-000004

### TRANSPORTATION

Parking:	4 Surface Spaces are available; Ratio of 0.33/1,000 SF
Commuter Rail:	2 minute drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport:	16 minute drive to Logan International Airport



# Space Availability with Photo Report



**102 Central Ave**  
 Showroom - Saugus/Lynn Submarket  
 Lynn, MA 01901



**12,101**  
 SF RBA

**0.28**  
 AC Lot

**1920**  
 Built

**12,101**  
 Max Contig SF

**12,101**  
 Available SF

**\$9.42**  
 Asking Industrial Rent

## AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Company
P 1st		102 Central Ave	Industrial	Direct	12,101	12,101	12,101	\$9.42/NNN	Available	30 Days	Negotiable	Atlantic Realty Services